Name and Address of New Owner:
Shawnn McGuire
913 Norwalk Dr
Nashville TN 37214

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1023746 DEEDWARR
07/07/2023 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,353.28
20230707-0052177

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 108-04-0-147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard W. Ackerly**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shawnn McGuire,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Larchwood, Section 6, of record in Book 6250, page 235, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard W. Ackerly from Brooke Ackerly, as power of attorney for Peter Ackerly, by Tennessee Quitclaim Deed dated February 13, 2019 and recorded March 4, 2019 in Instrument #20190304-0019420, said Register's Office.

Being the same property conveyed to Peter Ackerly, unmarried, from Geri L. Pugh Adcock and husband, Charles Adcock, by Warranty Deed dated December 10, 2015 and recorded December 15, 2015 in Instrument #20151215-0125984, said Register's Office.

Property more commonly known as 913 Norwalk Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of June, 2023.

_____(SEAL)
Richard W. Ackerly

STATE OF California
COUNTY OF Marin

On this 22 day of June, 2023, before me personally appeared Richard W. Ackerly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of June, 2023.

_____
Notary Signature
My commission expires: 02/15/25

EVE L. GRUMISH
Notary Public - California
San Francisco County
Commission # 2347155
My Comm. Expires Feb 15, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this ____ day of June, 2023.

see attached Jurat
_____
Notary Signature
My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

Subscribed and sworn to (or affirmed) before me on this 22 day of June, 2023, by Richard W. Ackerly,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

EVE L. GRUMISH
Notary Public - California
San Francisco County
Commission # 2347155
My Comm. Expires Feb 15, 2025

(Seal)

Signature

TRUE COPY CERTIFICATION

I, Shannon O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/23/2023 (date of document).

Shannon O'Neill

6/23/2023
Date

State of Tennessee
County of **Davidson**

Sworn to and subscribed before me this 23 day of June, 2023.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD